

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Thu Jul 28 2016

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 4646 JOURNAL ST COLUMBUS OH 43228

Mailing Address: 2026 N BROADWAY ST

NEW ULM MN 56073-1030

Owner: RGS INVESTMENTS LLC

Parcel Number: 560247134

ZONING INFORMATION

Zoning: Z79-057, Manufacturing, M

effective 7/23/1980, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A
Graphic Commission: N/A

Area Commission: N/A

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

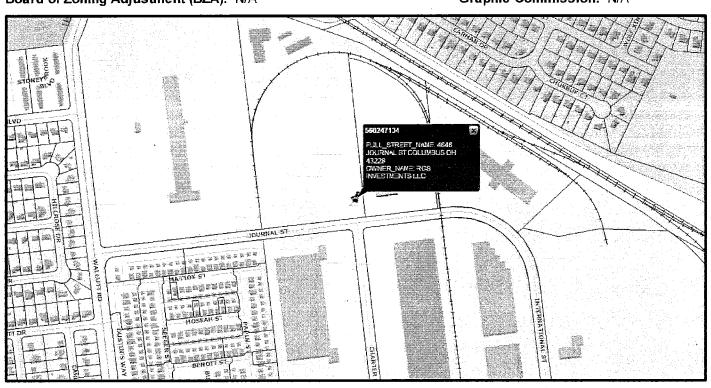
Airport Overlay Environs: N/A

PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A
Graphic Commission: N/A



THE CITY OF COLUMBUS

OF PARTMENT OF BUILDINGS AND ZOMING SERVICES

Board of Zoning Adjustment Application

757 Carolyn Avenue, Columbus, Ohio 43224 Phone: 614-645-7433 • www.bzs.columbus.gov

	Application Number: BZA 16-18	Date Receive	1602 LANG GIL
ONL	Application Accepted by:		1900 -
SE (Commission/Civic:		·····
CE L	Existing Zoning:		
OFFICE USE ONLY	Comments:		
TYPE(S	O) OF ACTION REQUESTED (Check all that apply):		
✓ Var	iance Special Permit		
Indicate	what the proposal is and list applicable code sections:		
Section beyond	n 33-12.43: Applicant requests to use gravel in 400' from residential districts.	nstead of hard surface paving for trac	ctor trailer parking
LOCAT		City: Columbus	Zin: 43228
	umber (only one required): 560247134	City. Columbus	Дір. <u>13220</u>
	CANT (If different from Owner):		
	t Name:	Phone Number:	Ext.:
Address:		City/State:	Zip:
Email Ad	dress:	Fax Number:	
	RTY OWNER(S)	onal property owners on a separate page Phone Number: 507-550-1702	Ext.:
Address:	2026 North Broadway	City/State: New Ulm / Minneso	ota Zip: <u>56073</u>
Email Ad	dress: LynnW@jrschugel.com	Fax Number: 507-354-	-1686
ATTORI	NEY / AGENT (Check one if applicable): Attorne	y 🗹 Agent	
Name: C	llenn Decker / Sands Decker CPS, LLC	Phone Number: 614.459.6992	Ext.:
Address:	1495 Old Henderson Rd.	City/State: Columbus	Zip: 43220
Email Ad	dress: gdecker@sandsdeckercps.com	Fax Number: 614.459.	6987
	URES (All signatures must be provided and signed in	blue ink)	
APPLICA	NT SIGNATURE		
PROPER	TY OWNER SIGNATURE		
ATTORN	EY / AGENT SIGNATURE	(seter (x)	

THE CITY OF COLUMBUS

Board of Zoning Adjustment Application

DSPARTMENT OF BUILDING AMB ZORMG SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224 Phone: 614-645-7433 • www.bzs.columbus.gov

COUNTY OF FRANKLIN Being first duly cautioned and sworn (1) NAME ARXANDYA of (1) MAILING ADDRESS 1495 Old Henderson deposes and states that (he/she) is the applicant, agent, or duly authorized name(s) and mailing address(es) of all the owners of record of the property (2) per ADDRESS CARD FOR PROPERTY 4444 Cournel	
of (1) MAILING ADDRESS 1495 Old Henderson deposes and states that (he/she) is the applicant, agent, or duly authorized name(s) and mailing address(es) of all the owners of record of the property per ADDRESS CARD FOR PROPERTY 4441 Journal	1
Being first duly cautioned and sworn (1) NAME ARXANDERS 1495 OLD HENDERSON deposes and states that (he/she) is the applicant, agent, or duly authorized name(s) and mailing address(es) of all the owners of record of the property per ADDRESS CARD FOR PROPERTY 4441 Courned	1
of (1) MAILING ADDRESS 1495 Old Henderson deposes and states that (he/she) is the applicant, agent, or duly authorized name(s) and mailing address(es) of all the owners of record of the propert (2) per ADDRESS CARD FOR PROPERTY 4641 Journal	1
deposes and states that (he/she) is the applicant, agent, or duly authorized name(s) and mailing address(es) of all the owners of record of the propert (2) per ADDRESS CARD FOR PROPERTY	1
name(s) and mailing address(es) of all the owners of record of the property	
(2) per ADDRESS CARD FOR PROPERTY 4441 JOURNAL	·
for which application for a rezoning, variance, special permit or graphics p	
Zoning Services, on (3)	nan was med with the Department of Building and
(THIS LINE TO BE FILLED OU	T BY CITY STAFF)
SUBJECT PROPERTY OWNERS NAME (4) R GAS \v	nvestments LLC
TOTO II	North Broadway
Mary	Um. Minnesota 5(0073
	CIVIL TURNSON SUOTS
Be exe	
1-4-3-4	lestments U.C.
(same as listed on front application)	01-2100
AREA COMMISSION OR CIVIC GROUP (5)	
AREA COMMISSION ZONING CHAIR	
OR CONTACT PERSON AND ADDRESS	
and that the following is a list of the names and complete mailing adds Auditor's Current Tax List or the County Treasurer's Mailing Lis feet of the exterior boundaries of the property for which the application was feet of the applicant's or owner's property in the event the applicant or the property: (6) PROPERTY OWNER NAME (6a) PROPERTY ADDRESS	st, of all the owners of record of property within 125 as filed, and all of the owners of any property within 125
SDInvestments LLC 4529-4543 Journal	Rd. POBOX 1474, Pataskala, OH 43062
Cabot II - OHIMOI - OHIMO4 2970-024 Charter	St Beacon St. STE 1700, Boston, MAO2
Cabot II-OHIMOI-OHIMOY 2955-035 Charters	
RGS Investments LLC YUBO Journal St RGS Investments LLC Juurnal Rd	2020 N Broadway, New Ulm, MN 50
(7) Check here if listing additional property owners on a separate page	2024 N Broadway, New Wm, MN 56
(8) SIGNATURE OF AFFIANT	·····
Sworn to before me and signed in my presence this 8th day of	Fully in the year 2016
Lathy Zalmon	Notall SPI Ave
	Commission Expires
(8) SIGNATEN KALIMON OTARY PUBLIC MV	\$2\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
(8) SIGNATEN ZALIMONOZARY PUBLIC Notary Public, State of Ohio My Commission Expires 08-08-2020	

THE CITY OF COLUMBUS

BZA16-103 4646 JOURNAL STREET

Board of Zoning Adjustment Application

DEPARTMENT DE NOMBRE AND ZOMBRE SERVICAS 757 Carolyn Avenue, Columbus, Ohio 43224 Phone: 614-645-7433 • www.bzs.columbus.gov

STATEMENT OF HARDSHIP

APPLICATION #

3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power. upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
 - 1. Special circumstances or conditions apply to the subject property that do not apply, generally, to other properties in the same zoning district.
 - 2. The special circumstances or conditions are not the result of the actions of the property owner or applicant.
 - 3. The special circumstances or conditions make it necessary that a variance br granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
 - 4. The grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- **B.** In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 2207 00 Variances by Roard and believe my application for relief from the requirements

of the Zoning Code satisfies the four criteria for a variance in the following ways:
Use of gravel for the parking surface will be limited to areas beyond 400 feet from any residential
district as permitted by exception in 3312.43, and is consistent with current conditions for other facilities in the area.
Tabilities in the dreat.
21
Signature of Applicant



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

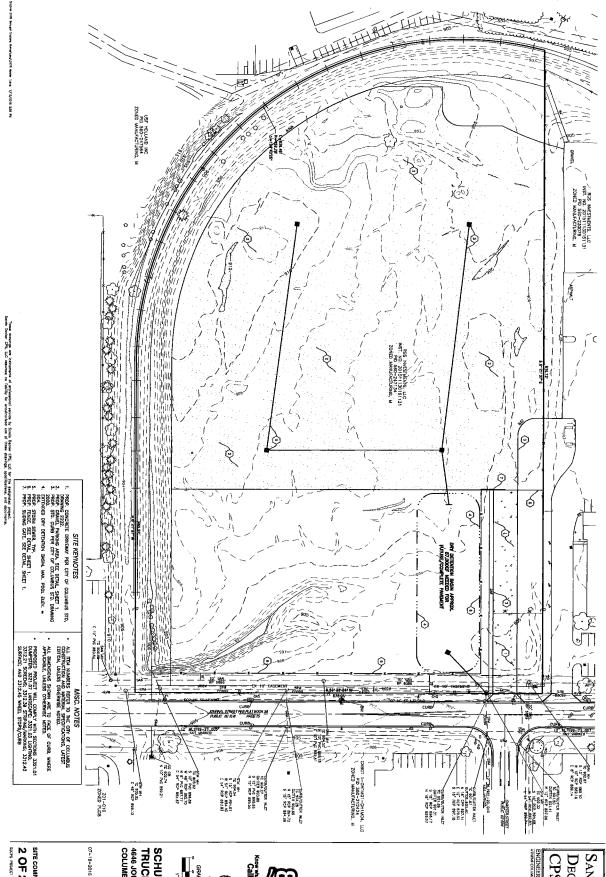
MAP ID: N

DATE: 7/15/16



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department



2 OF 2 SOCPS PROJECT NO. 3170 SITE COMPLIANCE PLAN

SCHUGEL TRUCKING 4646 JOURNAL ST. COLUMBUS, OH







THE CITY OF

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Board of Zoning Adjustment Application

DIPARTNESH OF BUILDING AME ZON NO SERVICE

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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPL	ETELY AND NOTAKIZED. Do not indicate 'NONE' in the space provided.
	APPLICATION # 110401-00095
STATE OF OHIO COUNTY OF FRANKLIN Being first duly cautioned and sworn (NAME) of (COMPLETE ADDRESS) 1495 Old H deposes and states that (he/she) is the APPLICANT	T, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following
this application and their mailing addresses:	ions or entities having a 5% or more interest in the project which is the subject of
NAME	COMPLETE MAILING ADDRESS
RGAS Investments LLC	2026 N Broadway, New Ulm, MN 56073
	
	
SIGNATURE OF AFFIANT	
Sworn to before me and signed in my presence this _	() .)
SIGNATURE OF NOTARY PUBLIC	My Commission Expires Notary Seal Here Notary Seal Here
KATHY ZALMON Notary Public, State of Ohio	
ly Commission Expires 06-08-2020	
	W. O. O. O.